

October 17, 2006

Attached is the preliminary draft of Michigan's Comprehensive Historic Preservation Plan. Every five years, the State Historic Preservation Office develops a preservation plan for the state. We would very much like your comments on this draft. Please note that we are asking for comments on the text only; the format will change and photographs will be included in the final version.

We need your comments by November 8 in order to meet our deadline for submitting the draft to the National Park Service. Please feel free to share this draft with anyone you think might be interested in commenting.

We would prefer that you create a list of your comments and email them to ArnoldA@michigan.gov. Your list might look like:

Page 3, Paragraph 3 - Include tax incentives
Page 4 - add short paragraph about work of CDCs

You are also welcome to print the plan and send a hard copy with your written comments to: Preservation Plan, SHPO-MHC, Box 30740, Lansing, MI 48909.

Thank you for your assistance.

Preservation Shore to Shore Making Michigan Competitive Through Historic Preservation

Michigan's State Historic Preservation Plan 2006-2010

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Preservation Shore to Shore: Making Michigan Competitive through Historic Preservation

Michigan's State Historic Preservation Plan 2006-2010

Contents

Introduction: Looking To the Future

The Vision: Historic Preservation in Michigan

Preservation Goals and Objectives 2006 - 2010

Making Michigan Competitive through Historic Preservation
Historic Preservation: Key to Sustainable Development
Heritage Tourism: Expanding a Top Michigan Industry
Retaining Historic Neighborhood Schools
Michigan Needs A Healthy Detroit

Where We Are Today

A Change in Climate 2001-2006

The Challenges

Michigan's Historic Resources

- National Register of Historic Places
- State Historical Markers
- Michigan Main Street
- Michigan Lighthouse Project
- Historic Preservation Tax Credit Program
- Local Historic Districts
- Certified Local Governments
- Office of the State Archaeologist
- Governor's Awards for Historic Preservation
- Results of the 2005 Preservation Survey

Results of the 2005 Preservation Survey

Progress Report: Preservation Highlights 2001-2006

The Planning Process: Methodology

References

The Vision: Historic Preservation in Michigan

Michigan's citizens and state and local governments recognize the value of historic resources in defining the state's sense of place. The public takes an aggressive stand to preserve the state's heritage by creating a strong grassroots movement with the ability to elect leaders and take action in the preservation of historic buildings and sites. A statewide education/public relations program reinforces the importance of historic preservation in Michigan by creating a better understanding of it. Greater appreciation of Michigan's historic resources and increased knowledge of how historic preservation contributes to Michigan's economy leads to preservation funding becoming a higher priority for both legislators and citizens. A proactive state policy on preservation is adopted that encourages the incorporation of Michigan's past with the new development required for its future. Historic building rehabilitation and the associated savings in energy and resources embodied in the existing materials, together with landfill savings, is recognized as an important environmental concern in the "green building" movement. Individual communities consider their historic resources an indispensable asset and undertake planning efforts to determine which resources contribute to their own sense of place and work to protect them. As a result, historic preservation is at the forefront of economic development in Michigan for its ability to create prosperous downtowns and interesting neighborhoods. Because of its tremendous potential to make Michigan more economically competitive, new preservation incentives are created to make all levels of rehabilitation projects feasible. As a result, there is a dramatic increase in reinvestment in the reuse of Michigan's existing urban infrastructure and a slow-down of sprawl development that helps to preserve the state's rural lands and communities. The city of Detroit once again becomes a popular destination city and a hip, desirable place to live. Michigan is a state that shows pride in its history and uses it to enhance the quality of life for all its citizens and to draw visitors from around the world.

This vision statement was created from responses to a historic preservation survey initiated by the State Historic Preservation Office in 2005.

Goals and Objectives 2006-2010

1. Create greater public awareness of the importance and value of Michigan's built environment.

- Promote sense of place in Michigan communities and demonstrate how historic resources are unique and irreplaceable
- Create an effective cultural tourism program that utilizes Michigan's historic resources
- Collect statistics and develop new measures that show the positive impact of historic preservation on the state and local economies and quality of life in Michigan's communities
- Promote the ecological savings of energy and material through the rehabilitation of historic buildings and the reduction of waste sent to landfills
- Provide training to contractors and homeowners in preservation techniques to make rehabilitation work more cost effective

2. Increase preservation incentives.

- Expand the state preservation tax credit for income producing properties
- Increase incentives for private sector, small business owners undertaking small to mid-size rehabilitation projects
- Develop local incentive and low interest loan programs that assist home owners in designated historic districts
- Establish new incentives that will make historic building rehabilitation a competitive and viable addition to other economic development strategies

3. Advocate for preservation and adopt legislation that will increase the reuse and protection of Michigan's historic resources.

- Increase public advocacy for the preservation of Michigan's historic resources
- Adopt a state policy that recognizes historic preservation as a public good and results in the consistency of the treatment of historic resources across the state
- Strengthen Michigan's Local Historic Districts Act
- Establish a review of state-funded projects for their affect on historic resources (similar to the federal Section 106 review)
- Amend the Municipal Planning Act to include historic resources

4. Build alliances and broaden partnerships.

- Develop and expand partnerships with state agencies and local governments and organizations undertaking community development, economic revitalization, and smart land use initiatives to ensure the inclusion of preservation practices
- Broaden the preservation constituency by reaching out to minorities and other diverse groups
- Establish a stronger connection between historic preservation and environmental issues including green building (LEED) and renewable energy innovations
- Encourage the unification of individual history, arts and cultural groups at the regional level to create a louder voice and increased support for preservation

5. Better integration of historic preservation in planning initiatives.

- Work to included preservation at the forefront of discussions regarding diversification of the state's economic practices
- Recognize that the revitalization of the city of Detroit is an issue of statewide importance and encourage the development of a preservation plan for the city
- Make historic resource survey data available through Geographic Information Systems (GIS)

6. Increase funding for preservation.

- Establish a statewide historic preservation trust fund
- Work to increase private and corporate support for preservation activities
- Work with foundations to establish preservation as a funding priority

- Better integrate historic preservation within existing programs that offer public sources of funding
- Support state funding to the statewide preservation non-profit similar to other premier cultural organizations

Historic Preservation: Key to Sustainable Development

Preservation Results in Over \$1 billion in Investment in Michigan

As the state looks to diversify its economic base and create a new economic development model, the impact that historic preservation has had on local economies should be considered.

Federal and state preservation tax credit programs enable developers and property owners to claim up to a 25% credit on rehabilitation investments to historic properties. To date, Michigan has provided only minimal support to this development strategy that annually brings over \$300 million to the state's economy.

Preservation Tax Credit Summary FY 2001-2005	
Total # of Projects	174
Total Rehabilitation Investment	\$675,868,524
Additional Investment	\$226,288,564
Total Direct Impact	\$1,028,459,081
Total Economic Impact	\$1,930,616,169
Total Jobs Created	22,283

Historic preservation is unquestionably an economic development strategy that meets Michigan's needs. Historic preservation:

- Positively impacts local economies in both job creation and investment
- Uses existing infrastructure, returns obsolete buildings to tax rolls, increase property values, reduces building material waste in landfills
- Incorporates all ten tenets of Smart Growth
- Retains a community's sense of place and improves the quality of life of its citizens

It is a strategy that is particularly well suited for moving the state in the direction it wants to go. Wherever it has been embraced, in communities such as Grand Rapids, Kalamazoo or the Midtown area of Detroit, it has been responsible for dramatic turnarounds in the surrounding area. Investment has increased and the perception of the area has changed for the better. Once isolated and deteriorating areas are now lively places to live and work.

Cultural Economic Development Strategy

The Department of History, Arts and Libraries worked with a wide range of stakeholders to develop a cultural economic development (CED) plan for the state. CED is based on the use of the state's cultural assets and creative talent to spark economic growth, create jobs, and promote downtown revitalization. Though creative-based industries like design, art, museums, theaters, film, and music, have long been part of Michigan's economy, the public and private investment they bring to the state is often overlooked because accepted economic development indicators are not geared to measure this kind of investment. Michigan's CED strategy will help to document the role that art and culture play in Michigan's economy and will encourage communities to cultivate, promote and market key cultural industries. CED strategy goals include increasing entrepreneurship in the arts through business skill development and creating affordable living and workspace for artists. Increasing the state's tourism revenue by developing a cultural/heritage tourism product is also a goal. Historic preservation is an important piece of the strategy because it promotes pride of place, improves the quality of life in a community, and can results in affordable living and work conditions.

Need for a Comprehensive Urban Reinvestment Policy

There is a need in Michigan for a focused urban policy that works to improve the quality of life in the state. According to Follow the Money, a report by the Michigan Land Use Institute, "The state's failure to use public dollars to encourage smarter economic development hurts every Michigan resident." It also hampers the state's ability to attract a young work force. Michigan ranks a dismal 47th in the nation in attracting 25-34 year olds. The state's current budget crisis excludes any influx of new money into programs to jumpstart the effort. In order to survive, the state must redirect its existing policies to create the economy of the 21st century.

According to Roger Hamlin of the Institute of Public Policy and Social Research at Michigan State University in the report Analysis of Michigan's Local Economic Development Policies to Promote Aging City Revitalization, for the past two decades Michigan's inner cities have been left to decline and given little assistance from legislators and public officials. One reason for this lack of interest was the belief that the constituents that had fled to the suburbs in the 1970s had little interest in urban revitalization. The rampant outbreak of suburban sprawl in the 1990s changed that. Now that Michigan is looking for new land use policies that will help to curb sprawl and make better use of the state's resources, investment in inner cities is viewed as smart growth. It is not only a way to attract new economy workers, but it will also improve the quality of life of all of Michigan's citizens by serving as an antidote to sprawl. This echoes the findings of the Governor's Michigan Land Use Leadership Task Force.

Hamlin conducted a survey that found that support for incentives to promote private investment in Inner-city redevelopment was consistently high across ethnic, religious, income, political party and geographic groups. Ninety-three percent favored tax breaks for families to buy and fix-up homes in central city neighborhoods and 85% favored tax breaks to businesses that locate in traditional downtowns.

While in-roads have been made through the Governor's Cool City Initiative and the Core Community legislative package, more needs to be done to encourage the rehabilitation and reuse of historic residential and commercial buildings in Michigan's urban cores. To date, there have been a number of studies, a lot of suggestions, and a few programs, like Cool Cities, implemented to accomplish the goal. But a comprehensive strategy has yet to be developed.

CULTURAL TOURISM: EXPAND A TOP MICHIGAN INDUSTRY

Tourism is one of Michigan's top three industries bringing in billions of dollars in revenue to the state each year. In the past few years, technological improvements, security issues, and increased gas prices have all contributed to a change in how people view travel. Overall, people are taking more day and weekend trips and fewer annual week long vacations. Because people are not traveling as far, they are more interested in taking trips to places that offer something different from what they experience at home; they look for regional flavor, local products, and one-of-a-kind experiences that can only be found in communities that have a strong sense of place.

According to Historic/Cultural Traveler, over 41% of the 143.5 million travelers in 2003 visited a historic building landmark, home or monument while three in ten visited a historic community or town. Baby boomers are the largest population of travelers; they are also the group that takes the most trips to historic/cultural sites. These travelers typically have a college education, get their travel information from the internet, and usually travel by car making "getting there" as important as the destination itself.

Niche tourism markets that specialize in heritage, cultural, rural or eco-tourism are on the rise. The state of Michigan is a perfect candidate for cultivating these new markets.

Long valued as a tourist destination for its lakes and natural beauty, most of the state's promotional dollars have, in the past, gone into marketing Michigan's natural resources. By better incorporating the state's cultural and heritage resources into a comprehensive tourism strategy based on authenticity and quality, tourism revenues in the state could be substantially increased.

Work has already begun to create a new tourism product that incorporate the state's history and culture. The creation of heritage areas such as the Keweenaw National Historic Park and the Automobile National Heritage Area blazed the way. The Michigan Historical Center partnered with local communities to create web based maritime heritage tours. The State Historic Preservation Office recently received a grant from *Preserve America*, a White House Initiative, to develop a heritage tourism corridor along the Lake Michigan shoreline in southwest Michigan between New Buffalo and Ludington. This project will include identifying historic resources and developing a preservation strategy that will enable their inclusion in a regional tourism program. It should serve as a model for developing heritage and cultural tourism programs in other regions of the state.

The Michigan legislature recently approved \$7.5 million in funding to Travel Michigan to expand marketing of Michigan as a tourism destination. Over the next five years Michigan has the opportunity to expand its tourism market by developing tourist destinations based on its cultural and heritage resources.

Geo-tourism – tourism that sustains or enhances the geographical character of the place being visited —its environment, culture, aesthetics, heritage, and the well-being of its residents.
Center for Sustainable Destinations, National Geographic

Retain Historic Neighborhood Schools

Any economic revitalization strategy that refocuses investment on Michigan's downtowns must pay attention to the condition of the neighborhoods and schools that surround them. It must encourage cooperation between the school board and the local government to ensure that the community as a whole is working toward the same goals.

The proximity of a quality school can be an important factor in a family's decision of where they choose to live. Neighborhood schools have long been an integral part of a community's quality of life. They offer small, more personal education settings within walking distance of homes in established neighborhoods and are often the heart of neighborhood and a center of activity in the community.

A school is an important part of both an individual's and a community's sense of place. Our school experience is of such great magnitude that we routinely celebrate it through class reunions. It is an experience that is shared between generations; seeing grandparents, parents, brothers, and sisters cheering together at a sporting event attest to that. Schools are the medium that transforms individuals into community.

Historic school buildings were a measure of civic pride when they were constructed. They were meant to evoke respect through the high quality of their design and construction. Unfortunately, historic school buildings are often devaluated in our society because the policy of "deferred maintenance" is considered a reasonable economic practice. Any building that is left to age without being maintained, repaired, or updated will no longer be seen as an asset to the community. In the preservation world this is called "demolition by neglect" because it results in the abandonment and destruction of once viable buildings.

The governor has made finding new ways to improve our schools part of her *Jobs Today, Jobs Tomorrow* economic recovery plan for the state. But what does "improving" mean? Does it mean upgrading existing neighborhood school buildings so they are part of a cohesive plan to refocus economic development to existing communities in an effort to curb sprawl and create Cool Cities? Or does it mean abandoning historic schools buildings and constructing new schools on the edge of town? If the focus is on the construction of new schools, then what will be the state's policy on the historic schools buildings that are left behind in our neighborhoods? Will there be incentives for marketing them to developers for a new use? Michigan's leaders should address the issue of historic school buildings and put in place policies that will ensure that they will continue to positively affect the quality of life and sense of place of its communities. The decision of whether to retain or abandon a historic school building should not be made in isolation; instead, it should be made in conjunction with other municipal planning efforts.

Michigan Needs a Healthy Detroit

The Truth Hurts

Detroit is Michigan's largest city. When people outside the state think of Michigan, they think of Detroit. But only 36% of the respondents to the 2003 State of the State Survey conducted by the Institute of Policy and Social Research at Michigan State University thought that the well being of the city of Detroit was very important. That's a problem.

It is no secret that the city has been in decline. Its population recently slipped below one million. At 14.6% it has the highest unemployment rate of the nation's fifty largest cities; the percentage of people living below the poverty level in Detroit is over two and half times the national median. With 81.6% of the city's population African-American, there is little diversity. Yes, Detroit has its troubles, but Detroit is Michigan's beacon to the world. We as a state can't afford to continue to turn a blind eye to conditions in Detroit, not when we need to market Michigan to investors that can create new jobs here. Perhaps it is time to pool the state's expertise and assist Detroit's leaders and citizens in creating a focused plan for its recovery.

"A hurricane and flood imperiled New Orleans' wonderful buildings. The threat to Detroit's is a rising tide of indifference, neglect and greed. *The tragedy in New Orleans happened in a matter of hours. The tragedy of Detroit has been a slow-motion disaster over many years.*"

John Gallagher, Detroit Free Press

Preservation Jump Starts a Comeback

Despite its problems, there have been many successes in Detroit in the past five years though few people outside the city limits seem to hear about them. Economic development through historic preservation has been critical in helping to revitalize targeted areas of the city. Historic building rehabilitation projects have led to *billions* of dollars in further investment in the downtown core. The turnaround began in the late 1990's with a handful of courageous, individual developers who laid the foundation for the current rebirth activities in areas such as the historic districts in Midtown, Woodbridge, and the Woodward Avenue corridor. The success of the loft and apartment projects that they created by adapting historic buildings showed others what could be accomplished through, investment, commitment, and hard work.

The creation of the Inn on Ferry Street was a flagship project for the revitalization of the Midtown area along Woodward Avenue between the Ford and Fisher Freeways; an area that includes eleven historic districts and significant cultural icons like Orchestra Hall, the Masonic Temple and Theater, the C.H. Wright African American History Museum, and the Detroit Institute of the Arts. The Inn, a project of the University Cultural Center Association (UCCA), turned four Victorian homes and carriage houses into a bed and breakfast and received recognition from the National Trust for Historic Preservation in 2002. Its success strengthened the UCCA's resolve to implement its redevelopment plan for Midtown. The plan centers on bringing housing to the area and includes rehabilitating historic buildings for condominiums and retail/office use. It also includes infill construction, street beautification, greenway development, and the improvement of neighborhood parks. Over \$1.5 billion in public and private investment has been generated in Midtown to date. One of the newest projects to be completed was the \$125 million Detroit School of the Arts, an addition to the historic Orchestra Hall. Midtown has benefited from the high-powered business experience of the UCCA Board of Directors, chaired by Francois Castaing, an auto executive that was brought to Detroit in 1987 to turn the Chrysler Corporation around. It is a model for future projects.

Moving Forward at Full Throttle

The success of the Compuware Corporation's world headquarters, which opened in the Campus Martius area of downtown Detroit in 2002, is bittersweet for historic preservationists. Built on the site of the demolished J.L. Hudson's building, Compuware has brought 4,000 workers to downtown. As a result, four historic commercial buildings on Woodward Avenue, including the

former F. W. Woolworth building, were rehabilitated as the Lofts of Merchants Row providing 157 living spaces downtown. The Albert Kahn designed eighteen story Kales building, built in 1907 as the headquarters for S.S. Kresge, was rehabilitated for luxury apartments in 2004 and is over 90% full.

It is impossible to highlight all of the revitalization efforts currently going on in Detroit. Rehabilitation and new construction projects are bringing living spaces, restaurants, cafes, stores, and businesses to downtown Detroit and its neighborhoods such as New Center, Corktown, and Mexicantown.

Which Path to the Future?

The city of Detroit appears to be at a crossroads regarding which path it will take to its future. The grip of the old urban renewal mentality, tearing historic buildings down and leaving vacant lots in the hope that a new developer will ride in on a white horse, is still strong. There seems to be a misplaced conception that demolishing an abandoned building is a cure for deeper ills in the city's society such as homelessness and drug use. Detroit's budget woes add to the uncertainty of what the city will be able to do in the future to provide a safe, comfortable living environment for its citizens

Of concern to preservationists was the demolition that occurred prior to Super Bowl XI which Detroit hosted in February 2006. The city raced to clean itself up city so that it would be attractive to the millions of visitors and television viewers that watched the game. While the approaching event did lead to some investment in the city, it was also the catalyst for some seemingly shortsighted decisions that resulted in the demolition of a magnificent landmark building on Grand Circus Park, the 1907 Italian Renaissance Statler Hotel. The loss of other historic buildings like the Madison Lenox Hotel and the Motown Building, in the quick fix cleanup spotlighted the lack of a real plan for the city's historic resources. It also spotlighted the city's lack of integration with the state's Cool City Initiative for urban redevelopment and incorporation of Smart Growth principles into the city's development plans for the future.

To help meet this challenge, Detroit preservation groups met with representatives from the National Trust for Historic Preservation and created a task force called the Greater Detroit Preservation Coalition. The Coalition's goal is to develop an articulate, unified preservation message for the city. Its focus will be to determine the role historic preservation can play in the future of Detroit not that the Super Bowl hoopla has died down. The group will work to build partnerships with foundations, corporations, and community development organizations to garner their support in identifying, using, and retaining Detroit's cultural and architectural identity to create a revitalization plan for its future.

Detroit Lives!

Several websites showcase the new urban lifestyle emerging in the city through development, the reuse of historic buildings, and the preservation of the city's historic neighborhoods.

- Model D www.modeldmedia.com
- University Cultural Center Association www.detroitmidtown.com

A CHANGE IN CLIMATE 2001-2006

New Opportunities for Preservation

The climate for historic preservation improved dramatically in Michigan over the past five years. A series of opportunities worked together to reshape thinking about historic preservation and the role it plays in Michigan's economic development. Today, preservation is viewed as a key component in successful revitalization projects across the state. Here are some of the events that contributed to the change.

State Preservation Tax Credit

When the state tax credit was implemented in 2000 there were high hopes that it would have a positive, significant impact on the preservation of the state's historic resources—and it has. The state incentive did much more than enable property owners to rehabilitate individual buildings. It transformed the prevailing attitude toward preservation to a much more open and positive one than existed five years ago. As a result, there has been increased support for the protection of historic resources in communities across Michigan.

Creation of the Department of History, Arts and Libraries

In 2001, five agencies related to arts and culture were united under the Department of History, Arts and Libraries (HAL). These agencies, the Michigan Historical Center, the Michigan Council of the Arts and Cultural Affairs, the Library of Michigan, the Michigan Film Office, and Mackinac State Historic Parks share the mission of enriching Michigan's quality of life and strengthening the state's economy by providing access to information, preserving and promoting Michigan's heritage, and fostering cultural creativity.

Smart Growth Governor

When Governor Jennifer Granholm was elected in 2002, Michigan obtained a leader that supports the tenets of Smart Growth. Governor Granholm was the first Michigan governor to publicly recognize historic preservation through a Governor's awards program. She has actively encouraged the use of preservation in her economic development plan to create interesting communities that are attractive to diverse populations and an educated workforce.

Michigan Main Street Program

A statewide Main Street Program was established in January 2003. Main Street is an incremental approach to community revitalization built on training and self-reliance. Through design, promotion, organization, and economic restructuring a community can rebuild its traditional downtown. The effort to create the statewide Main Street program brought together, for the first time, diverse stakeholders interested in revitalizing Michigan's downtowns.

Michigan Land Use Leadership Council

In February 2003, the governor appointed a bipartisan council to identify the trends, causes, and consequences of urban sprawl and provide recommendations to minimize the negative effect of current land use patterns on Michigan's economy and environment. Many of the Council's recommendations focused on reinvestment in urban cores, the adaptive reuse of existing buildings, and the utilization of existing infrastructure. Their report has served as the foundation for changing land use practices in Michigan and recognized historic preservation as a best practice for Michigan.

Cool Cities

Governor Granholm announced the Cool Cities Initiative in June 2003. Cool Cities is a strategy to revitalize Michigan's urban communities in order to create communities where a young, well-educated workforce will want to live. Based on fostering innovation, growing talent, embracing diversity, and thinking regionally; the program recognizes that community investment that results in a strong sense of place is key to creating interesting communities. Cool Cities has generated a

sense of cooperation and coordination between state and local agencies such as has never been seen in Michigan.

Context Sensitive Design

In December 2003, Governor Granholm issued Executive Order 2003-25 which requires Michigan's Department of Transportation (MDOT) to utilize context sensitive design for transportation projects whenever feasible. Context sensitive design is a collaborative, interdisciplinary approach to transportation design. Its purpose is to find solutions that preserve a community's scenic, aesthetic, historic and environmental resources while maintaining safety and mobility. MDOT has already sponsored workshops with stakeholders to develop a department policy and implementation plan for this program.

The Challenges

According to a recent historic preservation survey, the greatest harm to Michigan's historic resources comes from the laissez-faire attitude of citizens and governments towards the state's visual history. We don't seem to connect the living history of our ancestors with the physical reminder that they left behind. Thus we give little value to historic buildings and do not work to protect them. As a result, everyday we lose a little more of what makes Michigan—Michigan.

No State Policy on Historic Resources

While a great many states, including Alaska, Florida, Kansas, New Jersey, and Wisconsin, have adopted state policies that outline the importance of their historic resources and how they should be treated, Michigan has not. Kansas' state policy, for example, declares:

The historical, architectural, archaeological and cultural heritage of Kansas is an important asset of the state and its preservation and maintenance should be among the highest priorities of government.

Adopting a state policy on historic resources helps to provide the framework for how they are treated throughout the state. It underscores their importance and ensures they receive appropriate consideration in projects. This is especially important since the state has identified the revitalization of existing urban cores as an important land use and economic development policy for Michigan.

"New is Better" Attitude Devalues Historic Resources

Michigan suffers from what one survey respondent called a "social disinterest" in its historic resources. By adopting the attitude that new is better, we devalue our heritage and fail to treat historic resources as community assets. The art of the state's historic architecture goes unappreciated even though the design, workmanship and quality of materials are economically unfeasible to duplicate today. The loss of continuity to our past leaves us with a barren future. Though an individual may be personally dismayed when they see a piece of their childhood—the state's heritage—demolished, the collective attitude of Michigan's citizens is one of resignation. There is an acceptance that the loss of historic buildings equals "progress" and the fear that if a community tries to take a stand and direct how it develops, developers will go elsewhere.

"I believe it's more important than ever to enhance the quality of life, tourism, and economic development in Michigan by actively supporting preservation of the state's assets. All levels of government need to recognize it's a win-win situation in the long run. This state can't wait until all is lost and expect to come out a winner."

A Disconnect: Sense of Place and Historic Preservation

There has been increased discussion about the importance of "sense of place" and "community character" as strong economic and community development tools, but Michigan governments are still failing to adopt policies that encourage the protection and reuse of historic buildings in order to preserve that character. Historic preservation seems to be the elephant in the room--everyone knows it is the way to achieve the goal of retaining sense of place but no one wants to admit it. Instead, there is often talk of using "less stringent" guidelines, perceived to be more palatable to property owners, even though such lesser guidelines won't produce the desired results.

Persistent Misinformation About Historic Preservation Practices

In Michigan, the attitude toward historic preservation has long been shaped by deep-seated misconceptions about the process and procedures of historic district designation. How these misconceptions got started is unclear, but they have persisted since the 1970s. As a result many significant historic resources have been left unprotected or lost. Community leaders should be encouraged to learn the facts about preservation in order to make decisions about their historic resources that are based in reality, not on hearsay.

Little Hard Data on Preservation's Economic Benefits

Until recently, there has been little hard, statistical data collected in Michigan about how historic preservation can benefit a community. An economic impact study published by the Michigan Historic Preservation Network in 2002 did show that preservation is a powerful economic development tool that creates jobs, increases property and resale values, and stimulates further investment. However, it only showcased a small number of communities and provided little information on commercial development. As a result, Michigan preservationists have had to rely on studies from other state's that don't carry the same weight or generate the same buy-in that statistical studies of Michigan's communities would. Without hard facts, it is difficult to convince naysayers of the powerful, positive effect preservation can have.

Economic Woes Hurt Preservation Efforts

The belt-tightening going on across the state has had its effect on historic preservation. Many cities have lost historic preservation staff and hiring freezes have not enabled their replacement. Funding for preservation education programs and publications has all but dried up. Identification and incentive programs are at a minimum. Maintenance funds for historic resources are diminished or non-existent. All this at a time when there is a push to refocus development on urban cores! It seems to be the best and worst of times for preservation in Michigan.

Michigan's Historic Resources

National Register of Historic Places

There are approximately 1,500 Michigan historic resources listed in the National Register of Historic Places. Between 2001-2006, eighty-four listings were added. Highlights from this period include:

- The listing of 18 individual commercial properties that took advantage of the federal tax credit program
- The downtown commercial district for Portland, a Michigan Main Street community, was listed to enable property owners to take advantage of the federal tax credit program.
- Six lighthouses were listed
- There were 9 listings from Detroit including Rosedale Park, a 1920s subdivision of over 1500 buildings.
- The listing of the village of Laurium in the Keweenaw Peninsula that contains over 600 resources. The nomination was funded by the Keweenaw National Historical Park.
- The Acres, a naturalistic twenty-one acre residential suburb designed by Frank Lloyd Wright, was established as a co-op in 1949 by a group of scientists from the Upjohn pharmaceutical company. It contains four Usonian homes and a house designed by a Taliesin School fellow, each built on a one-acre circular lot.
- The Pickle Barrel House in Grand Marais was built in 1926 by Reid, Murdoch, and Company, a food manufacturer, as a summer cottage for *Chicago Tribune* cartoonist William Donahey who drew a popular cartoon called the "Teenie Weenies." The company retained Donahey to design labels for its brand of "Teenie Weenie" food products. "Teenie Weenie" pickles were packaged in a miniature oak barrel with a label designed by Donahey. The house, designed by Harold Cunliff of the Pioneer Cooperage Company, became a popular tourist attraction for visitors to the Pictured Rocks—200 hundred people stopped to see it the first day the Donahey's moved in.

State Historical Markers

One hundred and five state historical markers were ordered between 2001-2005.

Highlights include two markers that honor significant African American historical sites in Detroit: Paradise Valley and the Ossian Sweet House. Paradise Valley is the site of the once thriving African American business district that grew between 1910 –1950, when Detroit's black population increased from 5,000 to 300,000. The commercial district, centered at the corner of Adams Avenue and St. Antoine Streets, housed black-owned business from medical centers to retail shops to clubs and restaurants. Many popular performers such as Dinah Washington and Duke Ellington performed there. The district was demolished through urban renewal and the federal highway program. Ossian Sweet was an African American doctor that purchased a house in a white neighborhood in 1925. A mob of protesters threw rocks and bricks to drive the Sweets from their home. A protestor was killed and the Sweets were charged with murder in what became one of the most celebrated cases in Detroit's legal history. The Infamous lawyer Clarence Darrow defended the Sweets who were acquitted.

Other historical marker highlights:

- **Ottawa Beach Resort** constructed on the shores of Lake Michigan in 1886. Many prominent business people, furniture makers, and politicians, including the family of former President Gerald R. Ford owned vacation cottages here.
- The **Ford Piquette Plant** in Detroit, built in 1904, was the birthplace of the assembly line system for automobiles as well as the Model T Ford.

Michigan Main Street

The Michigan Main Street program, an economic revitalization program based in historic preservation, began in June 2003 with the induction of four communities: Boyne City, Calumet, Marshall and Portland. The program is managed through the cooperative efforts of the State Historic Preservation Office (SHPO), the Michigan State Housing Development Authority (MSHDA), and the National Main Street Center.

In June 2004 the Michigan Main Street program added three additional communities: Clare, Muskegon and Niles, as well as a staff architect to the program. Most recently, in June 2005, Grand Haven, Howell, Ishpeming and Midland were inducted into the Michigan Main Street program.

Each year the Michigan Main Street program accepts up to four new communities and provides hundreds of thousands of dollars in technical services including façade rehabilitation drawings, a market study, community development training, volunteer training and other practical workshops. As the table below suggests, the Main Street program is largely a volunteer-driven program, focused on the revitalization of the traditional downtown commercial district.

New businesses	35*
New full-time employees (FTE)	102*
Private investment	\$ 760,800*
Volunteer hours	21,100*
Façade rehabilitation	\$ 79,900*

*Due to insufficient data, these figures are incomplete and represent minimum values.

Michigan Lighthouse Project

The state of Michigan has over 120 lighthouses along its 3,200 miles of shoreline -- more than any other state. Lighthouses were built in the United States as early as 1789. The light on South Fox Island in Lake Michigan, just off the Leelanau Peninsula, was built in 1868. Lighthouses continued to be built until after World War II, but modern technology has made some lighthouses obsolete. In 1999, the Coast Guard announced it was decommissioning 70 Michigan lighthouses. To facilitate their transfer and assist in their protection and preservation, the Michigan Lighthouse Project was established. Since 2000 over \$645,000 in grants and \$189,241 in matching funds has gone toward the restoration of Michigan's Lighthouses. Introduced in 2001, the Michigan "Save Our Lights" license plate generated over \$765,000 in revenue for lighthouse restoration between 2002-2005.

Historic Preservation Tax Credit Program

The use of historic preservation tax credits to rehabilitate historic buildings leverages private investment capital in Michigan's communities and creates a "ripple effect" by stimulating other economic activities in adjacent areas. Just look at the Midtown area of Detroit for an example. Rehabilitating a historic building for a new use regenerates the tax revenue that was lost to a city while a building stood empty. It creates more local jobs than new construction and results in a landscape that is attractive to residents and tourists, an important consideration in a state where tourism is bringing over \$12 billion in revenue to Michigan annually. Rehabilitated historic buildings provide a range of rental rates that encourage business start up and attract diverse businesses--85% of all new jobs in America are created by small businesses.

Federal and State Historic Preservation Tax Credits

Year	Total # of Projects	Rehabilitation Expenditures	Direct Investment	Economic Impact	Number of Jobs Created
2002	227	\$159.9 million	\$182.4 million	\$342 million	
2003	218	\$111.1 million	\$126.6 million	\$237.7 million	
2004	196	\$589 million*	\$672 million	\$1.2 billion	14,500

* Includes rehabilitation of the General Motors Corporation Technical Center in Warren, MI

Local Historic Districts

Local historic districts are one of the few ways to protect historic resources. A community adopts a historic district ordinance and appoints a historic district commission to review proposed projects in the district according to the *U.S. Secretary of the Interior's Standards for Rehabilitation*.

Sixty-two Michigan communities have local historic district ordinances pursuant to Michigan's *Local Historic District Act*, Public Act 169 of 1970 as amended. Others use advisory ordinances or historic overlay zones as a means of protection. The total number of designated local historic districts is 692. Single resource districts comprise 527 of those districts, while multiple resource districts number 165. Over 19,550 historic resources are protected under local historic district designation.

"Historic Preservation should be applied more broadly, not only because of its cultural and aesthetic benefits, but because it is such a powerful tool for fostering housing and economic development."

David Listokin, et al
The Contributions of Historic Preservation to Housing and Economic Development, Fannie Mae Foundation, Housing Policy Debate

Michigan's five largest commercial local historic districts are:

Community	Historic District	Number of Resources	Year Established
Calumet	Calumet Village Civic & Commercial	137	1997
Traverse City	Downtown	124	2000
Pontiac	Pontiac Commercial	101	1990
Ann Arbor	Main Street	96	1989
Battle Creek	Central Business	67	1981

Michigan's twenty-five largest local historic districts are residential, though some may contain small neighborhood commercial districts:

Community	Historic District	Number of Resources	Year Established
Grand Rapids	Heritage Hill	1,311	1973
Detroit	Russell Woods/Sullivan Neighborhood	1,000	1999
Ann Arbor	Old West Side	917	1978
Kalamazoo	Vine Area	904	1990
Detroit	Boston Edison	900	1974
Ypsilanti	Ypsilanti	810	1978
Detroit	Hubbard Farms	604	1993
Pontiac	Seminole Hills	580	1990
Battle Creek	Old Advent Town	515	
Detroit	Sherwood Forest	435	2002
Kalamazoo	Stuart Area	389	1982
Traverse City	Central Neighborhood	385	1983
Ann Arbor	Old Fourth Ward	373	1983

Saginaw	Heritage Square	349	1975
Jackson	Under the Oaks	333	1990
Detroit	West Village	325	1983
Detroit	Oakman Boulevard	300	1989
Pontiac	Modern Housing Corporation Addition	264	1990
Detroit	Indian Village	243	1971
Grand Rapids	Fairmont Square	241	1999
East Lansing	College Grove	233	1988
Flint	Carriage Town	231	1984
Detroit	Atkinson Avenue	225	1984
East Lansing	Chesterfield Hills	217	1988

Local Historic District Appeals

Historic Districts Commissions are often under fire for being too "stringent," but the facts don't uphold this claim. An average of ten appeals are heard per year for the over 19,550 resources protected under local district designation. Typically, 95% of all projects are *approved the first time* they come before a historic district commission. Many are approved after discussion and some modification. Only a handful of decisions are actually appealed; about half of those are from homeowners that did work without first obtaining a permit.

Appeals to the State Historic Preservation Review Board

Total Number of Appeals Filed 1993-2004*	112
Appeals Denied	62
Appeals Upheld	11
Modified	2
Withdrawn/Dismissed	27

**Since the 1992 amendment to PA 169 requiring appeal to State Historic Preservation Review Board*

Certified Local Government Grants 2001-2005

Certified Local Governments

The Certified Local Government is a National Park Service program administered by the State Historic Preservation (SHPO). A community that has a historic district ordinance and a historic district commission in place can apply for certification. Once certified, the community can participate in a competitive grant program. The SHPO is required to set aside ten percent of the funding it receives to operate its programs through the federal Historic Preservation Fund for CLGs. Michigan currently has seventeen certified local government communities: Allegan, Ann Arbor, Battle Creek, Canton Township, Detroit, East Lansing, Farmington Hills, Grand Rapids, Holland, Jackson, Kalamazoo, Lansing, Mason, Monroe, Saline, Washtenaw County, and Ypsilanti. CLG grants can be used to identify, register, or rehabilitate historic resources as well as for public education and preservation planning.

Year	CLG Community	Project	Grant Award
2001	Allegan	Allegan Community Center Feasibility Study	\$ 15,000
	Canton Twp	Cherry Hill National Register Nomination	\$ 7,000
	Detroit	South Cass Corridor Survey	\$ 24,586
	Detroit	Engine House #11 Exterior Restoration	\$ 40,000
	Washtenaw County	Hack House Museum Restoration	\$ 28,000
		2001 Subtotal	\$114,586
2002	Detroit	Fort Wayne Theater and Guardhouse Roofs	\$ 31,000
	Detroit	East Jefferson National Register Nomination	\$ 16,000
	Lansing	Automobile Heritage Historic Resource Survey	\$ 14,000
	Monroe	River Raisin Battlefield Archaeological Management Plan	\$ 17,000
	Washtenaw County	HistWeb: Washtenaw County Historic Resources in GIS –Phase I	\$ 14,500
		2002 Subtotal	\$ 92,000
2003	Canton Township	Michigan Historic Cemeteries Preservation Guide	\$ 5,000
	Detroit	South Rosedale Park National Register Nomination and Informational Brochure	\$ 30,000
	Jackson	Downtown Jackson Intensive Level Survey	\$ 15,000
	Ypsilanti	Freight House Rehabilitation Project	\$ 30,000
		2003 Subtotal	\$ 80,000
2004	Allegan	Griswold Auditorium Rehabilitation Project	\$ 45,000
	Washtenaw County	HistWeb: Washtenaw County Historic Resources in GIS –Phase II	\$ 25,000
	Washtenaw County	Design Guidelines Workshop with Nore Winter	\$ 5,000
		Scholarships to the National Alliance of Preservation Commissions Conference	\$ 2,500
		2004 Subtotal	\$ 77,500
2005	Detroit	Eastern Market National Register District Boundary Expansion and Promotional Brochure	\$ 7,200

	Jackson	Michigan Theater Rehabilitation Project	\$ 25,000
	Washtenaw County	Village of Manchester Survey and Local Historic District Designation	\$ 21,600
	Ypsilanti	Freight House Rehabilitation Project	\$ 25,000
		2005 Subtotal	\$ 78,800
		TOTAL AWARDED 2001-2005	\$442,886

Office of the State Archaeologist

The Office of the State Archaeologist (OSA) marked several milestones over the past five years.

Michigan Archaeology Month

Since 2003, Governor Granholm has officially proclaimed October as Michigan Archaeology Month. The OSA, which has been holding an annual Archaeology Day with the Michigan Historical Museum (MHM) since 1997, expanded the program into a month-long forum that featured tours, talks, and hands-on activities about archaeology at numerous locations across the state. Michigan Archaeology Month events are sponsored by chapters of the Michigan Archaeological Society and by members of the Conference on Michigan Archaeology, while OSA and the MHM provide coordination and publicity. In 2005 over 700 people attended these events.

Digging Up Controversy Exhibit

During 2003-2004, the OSA partnered with the MHM in planning and implementing a temporary exhibit entitled, "Digging Up Controversy." The exhibit portrayed the case of the so-called "Michigan relics," in which fake artifacts were made by hoaxers during a period from about 1890-1920. Unsuspecting citizens were duped into paying for the opportunity to "discover" the forgeries, which were sometimes planted on actual archaeological sites. The exhibit, which also included several examples of other archaeological hoaxes, drew well over 30,000 visitors during its eleven-month run. The OSA also installed several smaller displays depicting nineteenth century additions, the Chippewa village of Shin-gwah-koos-king, childhood school and play, and pre-contact ceramics, all of which included artifacts from listed and eligible sites.

Marine Archaeologist Hired

In 2000, the National Oceanic and Atmospheric Administration (NOAA) established the Thunder Bay National Marine Sanctuary and Underwater Preserve in Alpena in partnership with the State of Michigan. The OSA played a prominent role in helping the Sanctuary become a reality. In 2002, the OSA hired its first marine archaeologist, Wayne Lusardi. Wayne is stationed at Thunder Bay, where he works to identify, record and manage significant shipwrecks and other underwater cultural resources. In 2005, the Sanctuary moved into its new quarters in a beautifully refurbished building.

Archaeological Collections

One of the important roles that the OSA fulfills is as a repository that meets the federal requirements for the curation of archaeological collections. During the past five years, the OSA has received collections resulting from 128 Cultural Resource Management (CRM) projects and 15 research projects on sites eligible for or listed on the National Register of Historic Places. We acquired over 250 boxes of artifacts and records from CRM projects when an archaeological contractor went out of business. When Alma College ended its archaeology program, OSA accepted its collections and associated records from 207 sites documented through surveys funded by NPS Historic Preservation sub-grants. We are currently negotiating a similar agreement with another university that will soon end its archaeology program.

New Protective Legislation Saught

In the realm of preservation, the OSA continued to carry out the archaeological aspects of the State Historic Preservation Office's (SHPO) federal program. This includes the review of over 1000 projects annually in fulfillment of the Section 106 requirements of the National Historic

Preservation Act. Currently, the OSA and the SHPO are working with legal counsel within the Department of History, Arts, and Libraries to draft state-level legislation that would serve to protect not only those cultural resources on state land, but also those resources that may be affected by state-funded projects. The OSA also annually reviews over 5000 state actions, including oil, gas and mineral leases, state forest projects, state lands released for public sale, and underwater salvage permits.

Governor's Awards for Historic Preservation

With the establishment of the Governor's Awards for Historic Preservation in 2003, Jennifer Granholm became the first Michigan governor to recognize historic preservation achievements in the state. The Governor's Awards recognize Michigan people and communities that combine planning, vision, creativity, and progressive thinking with an appreciation for the state's history and character. Recipient projects demonstrate the highest preservation standards, reflect a sense of cooperation through strong partnerships, serve as a catalyst for positive change, and encourage further investment in the community.

Year	Community	Project	Recipients
2003			
	Jackson	Consumer's Energy invested \$6 million in the rehabilitation of Jackson's former Main Post Office, a 1930's Beaux-Arts building. It now serves as the entry lobby and gathering place for a new 12-story office tower that houses the company's corporate headquarters. The project doubled the workforce in Jackson and sparked interest in adapting other historic buildings for new uses in the downtown.	Consumer's Energy
	Shelby Township, Macomb County	The Packard Motor Car Company Proving Ground Testing Facility, dedicated in 1927, contains a gate lodge and buildings designed by Detroit architect Albert Kahn. Though much of the 650-acre site will be developed, a lease agreement between Ford Motor Land Development Corporation and the non-profit Packard Motor Car Foundation ensures that the 14 acres on which the historic buildings are located will be protected.	Shelby Township, Ford Motor Land Development Corporation, and the Packard Motor Car Foundation
	Niles	Western Michigan University undertook an archaeological investigation to locate the site of Fort St. Joseph, a fur trade outpost built by the French in 1691 on the banks of the St. Joseph River. There are plans to further investigate the site and interpret it as part of a heritage tourism initiative.	City of Niles, Fort St. Joseph Museum, Western Michigan University, and Support the Fort
	Kalamazoo	State preservation tax credits were used to rehabilitate a c. 1910 residence at 921 West Lovell in the South Street Historic District. Over \$67,000 in investment turned an eyesore into a premier property on the street. Of particular note was the reconstruction of a wraparound porch.	John and Judith Pulver

	Ann Arbor	State preservation tax credits were used to rehabilitate a Queen Anne residence on 506 Kingsley Street in Ann Arbor's Old Fourth Ward Historic District. The \$81,000 investment returned the historic John Schumacher House, built in 1892 to a showplace.	Jeff and Ellen Crockett
2004			
	Detroit	Built in 1919, Detroit's Orchestra Hall was slated for demolition in 1970. Paul Ganson, a musician with the Detroit Symphony Orchestra (DSO), organized the effort to save this acoustically perfect building designed by Detroit architect C. Howard Crane. Today it has been fully restored and is once again the home of the DSO. A new addition houses the Detroit High School of Fine Arts. The \$8 million restoration has resulted in almost \$2 billion in investment in the adjacent Mid-Town area.	Paul Ganson
	Ann Arbor Township, Washtenaw County	Local citizens banded together to insure that the Maple Road-Foster Street Bridge, built in 1876 and one of the few remaining metal truss bridges in the state, was rehabilitated and not replaced	Washtenaw County Road Commission, Barton Village Trustees, Citizens for Foster Bridge Conservancy
	Big Rapids	This project resulted in the rehabilitation of two dramatically distinctive commercial buildings in downtown Big Rapids. The Nesbitt Building, built in 1900, once served as a hotel and is considered to be the largest and most ornate building in Mecosta County. The Fairman Building built by Ferdinand Fairman, a local businessman who helped diversify the city's economy beyond the lumber industry. Public and private investment of \$5.2 million resulted in 47 residential units, 38 of which are affordable housing, and rehabilitated commercial space.	Big Rapids Housing Commission, Hollander Development Company
	Escanaba	After receiving a petition with over 1,600 signatures in favor of retaining Escanaba's historic junior high school, a Spanish Eclectic style building built in 1931, the school board chose to rehabilitate it rather than build a new school outside of town. The \$7 million rehabilitation included a sensitive new addition that turned the school into a state of the art education facility. The school is a prominent landmark on the city's main street.	Escanaba Area Public Schools, Diekema Hamann Architects
	Grand Rapids	In the 1990s the city of Grand Rapids set a goal of creating 5,000 new housing units downtown. Pioneer construction added 440 new residences through the rehabilitation of two historic factory buildings. The 500,000	Pioneer Construction

		square foot Berkey and Gay Furniture Factory building, visible from the city's riverfront, was turned into commercial and housing space. Pioneer also took a chance on the city's declining west side, redeveloping the 100,000 square foot American Seating Company for student housing, commercial and entertainment space. The \$35 million dollar investment has given the west side community a sense of pride and improvements are already apparent in the neighborhood.	
	Kalamazoo	State historic preservation tax credits were used to turn an 1891 residence back to a single family home from triplex. The rehabilitation of the house at 714 Wheaton is in the Vine Neighborhood Historic District has contributed to the stabilization of the neighborhood.	Breisach Family
2005	Battle Creek	The Art Deco-style Youth Building built in 1928 was the first large-scale philanthropic gift made by W.K. Kellogg to the city of Battle Creek. Closed in 1988 and slated for demolition, an investment of over \$6 million enabled the rehabilitation of the building into 25 rental units for seniors.	Findley Properties
	Benton Harbor	The Fidelity Building, a flat iron shaped skyscraper in downtown Benton Harbor built in the 1920s, sat vacant for over 30 years and had become a crumbling shell. Understanding the visual importance of this landmark to the city's landscape, Findley Properties invested over \$5 million of public and private funding in the rehabilitation the building for senior housing.	Findley Properties
	Detroit	The Merchant's Row project is the largest single residential rehabilitation project in downtown Detroit, to date. Five former department store buildings in the Lower Woodward Avenue Historic District, ranging from an 1886 building with a cast iron facade to a 1923 decorative terra cotta clad building, had been vacant for over 20 years. The \$33 million investment in Detroit's main street turned the five buildings into 157 loft apartments and included the construction of a parking garage.	Schostak Brothers and Company; the Sterling Group
	Grand Rapids	Fairmont Square Historic District was established in 1999. David and Barbara Huyser, property owners in the district, used state preservation tax credits to rehabilitate the Ebeling Building, a commercial building at 337 Diamond Avenue SE, as well as several residential properties in the district.	David and Barbara Huyser
	Niles	The city of Niles' "Big Brown Take Down" involved the removal of 1970's aluminum	City of Niles Planning

		cladding that covered the facades of over two blocks of historic buildings. The removal completely transformed the downtown by returning the rhythm its 19 th century architecture. A new streetscape design created a pleasing pedestrian friendly environment. Over \$1.4 million in private investment along with a \$780,000 CDBG grant and \$500,000 in local match funded the project.	Department, The Southwestern Michigan Economic Growth Alliance, the Niles Downtown Development Authority, and the Greater Niles Community Development Corporation
	Saginaw	The Temple Theater, built in 1927 by the Elf Khurafeh Shriners, was designed by the Grand Rapids architectural firm of Osgood & Osgood who designed over twenty Masonic Temples in Michigan. The \$5 million in private investment and use of the federal preservation tax credit enabled the reopening of the theater as a live performance and movie venue.	Peter and Sam Shaheen
	Sault St. Marie	DeTour Reef Lighthouse was constructed at the mouth of the St. Mary's canal in 1931. After the Coast Guard declared it surplus property in 1997, a group of citizens from Drummond Island and DeTour Village formed a society to solicit donations and obtain grant funds to preserve and restore it. This important piece of Michigan's maritime heritage will soon be open to the public.	Detour Reef Light Preservation Society

RESULTS OF THE 2005 PRESERVATION SURVEY

In the summer of 2005, a survey was sent to people and professionals connected to the preservation of Michigan's resources whether as a developer, a consultant, a local official, an historic district commissioner, a city planner, a historical society member, or a state government employee. Below is a summary of their responses.

The most important reason to preserve Michigan's historic resources:

1. Protect Heritage
2. Community Revitalization
3. Economic Development
4. Quality of Life
5. Sense of Place

6 to 1 would support a state bond issue to create a cultural resource fund

Michigan's most threatened historic resources:

1. Commercial
2. Farm/Agriculture
3. Schools
4. Residential
5. Public Buildings

Top Threats to Michigan's Historic Resources

1. Lack of knowledge and/or understanding of historic preservation and its benefits
2. Sprawl and inefficient land use
3. Lack of funding and incentives to make rehabilitation projects cost effective
4. Short sightedness and lack of vision by public officials and developers
5. Land economics and greed
6. Lack of a cohesive state policy toward historic resources

Something to think About - Potential Opportunities

- Allow Michigan's colleges and universities to syndicate restoration projects to interested alumni and other parties who take advantage of the [preservation] tax credits and then "gift" the restored buildings back to the institutions.
- Set recycling limits for universities, municipalities, and non-profits (in order to get their tax status and their tax monies from the state) and include buildings, streetscapes, parks & sculptures in the list of credits on that recycling
- Develop an apprentice/journeyman curriculum for high school and/or college students that provides students with voc-ed training in plumbing, carpentry, masonry while providing low cost labor for rehabilitation projects. Could be a volunteer work program or students could work to pay off college loans
- Tax abatements or tax freezes for properties designated as local historic districts similar to what is provided by obsolete property certification or Act 198 for industrial properties.

Progress Report - Preservation Highlights 2001-2006

Michigan Main Street Program Established

In 2001 stakeholders from around the state met to discuss a community revitalization strategy for Michigan's downtowns. The establishment of a statewide Main Street program for Michigan emerged as the top strategy. In 2002 a contract was signed between the Michigan Economic Development Corporation and National Trust for Historic Preservation's Main Street to create a program in Michigan. Main Street is a comprehensive, action-oriented approach to economic development based on a four-point approach that includes design, organization, promotion and economic restructuring. The ratio of reinvestment in an individual community is high--\$39.96 is reinvested in each community for every \$1 spent to operate a local Main Street program. As of January 2006, eleven Michigan Communities are participating in the Main Street program: Boyne City, Calumet, Clare, Howell, Ishpeming, Marshall, Midland, Muskegon, Niles, Portland, and Grand Haven.

Revised State Building Code Benefits Historic Buildings

The Michigan Rehabilitation Code for Existing Buildings, adopted in 2003, allows for more flexibility in applying building code requirements to National Register listed or locally designated historic buildings. Building code is typically written to meet the needs of new construction. In the past, rehabilitation projects were often required to comply with code even though it meant the loss of significant historic features. The revised code enables the retention of historic materials and features and makes rehabilitation easier and more cost effective.

Elimination of the State Tax Credit Sunset Clause

When the Michigan state tax credit legislation was signed into law in 1999, it contained a sunset clause that stated that the incentive could be rescinded in five years. The success of the program resulted in the earlier elimination of the clause in 2001. In 2005 alone, the state preservation tax credit program generated over \$1.9 million in investment in residential historic resources in twenty-six communities.

Reports Promote Economic Benefits of Historic Preservation

The Michigan Historic Preservation Network, the state's preservation non-profit, worked with Clarion Associates of Denver, Colorado to develop a report that provided statistical information on how historic preservation benefits Michigan communities. The report, entitled *Investing in Michigan's Future: The Economic Benefits of Historic Preservation*, was the first of its kind in Michigan and was instrumental in showing the broad range of positive effects historic preservation has on property and resale values, job creation, and reinvestment dollars.

A second report, entitled *A Civic Gift: Historic Preservation, Community Reinvestment, and Smart Growth in Michigan* was the result of a partnership with the Michigan Land Use Institute and was included in their smart growth series. The report used case studies to highlight successful preservation projects in five communities and show how the projects sparked further investment.

These publications were significant in that they made the case for the inclusion of historic preservation in state and local economic development strategies.

Michigan Historic Preservation Network Field Representative

The Michigan Historic Preservation Network (MHPN) received a grant from the National Trust for Historic Preservation and the Americana Foundation in 2004 and 2005 to hire a field representative to assist communities in their preservation efforts. Having a field representative on staff has enabled the MHPN to expand their efforts in community outreach, fundraising, training,

and preservation advocacy. The MHPN was recently named a recipient of a 2005 Advocacy Training Grant from the National Trust for Historic Preservation.

Increased State Partnerships Among State Agencies

The effort to establish a Michigan Main Street program resulted in a working relationship between state agencies unlike any that has been seen before. For the first time ever, the State Historic Preservation Office, the Michigan Housing Development Authority (MSHDA) and the Michigan Economic Development Corporation (MEDC) worked closely together to reach the same goal. The resulting partnership led to collaborations on other projects and the inclusion of historic preservation as a central component in the Cool Cities Initiative. In addition, MSHDA and MEDC have been key players in the development of the Cultural Economic Development Strategy for the state led by the Department of History, Arts, and Libraries. A new paradigm for program development has been established at the state level that will improve community and economic revitalization efforts in Michigan.

Enhanced State Historical Marker Legislation Passed

When a Michigan Historical Marker appeared for sale on E-bay, it became clear that state legislation regarding historical markers needed to be strengthened. Public Act 488, adopted in 2002, now requires that work undertaken on a historic resource that has state historical marker must follow the *Secretary of the Interior's Standards for Rehabilitation*. If work does not meet the *Standards*, the marker will be removed. For the first time, the state marker program can be considered a preservation program, not just an honorary designation.

Traveling Through Time Published

The Michigan Historical Center released an updated guidebook, *Traveling Through Time*, for the nearly 1,500 historical markers that have been erected across the state. The guide was first published in 19XX. It is an excellent public relations tool and serves as a resource for tourists and residents that want to learn more about Michigan's history.

Michigan's Historic Sites Online goes GIS

The state's database of National Register and State Register listed properties was upgraded to a Geographic Information System (GIS) in 2004. This new application, *Historic Sites Online*, enables users to search for Michigan's historic sites by keyword or location, and provides background information about the property and images. Nearly 16,000 hits were recorded for *Historic Sites Online* in 2005. Use of *Historic Sites Online* is required as part of the SHPO Environmental Review process.

Historic Context Statement on Schools

A statewide historic context statement provides background information on the people, time periods, and trends that helped shaped Michigan. In 2003, a study of public school buildings in Michigan, entitled *An Honor and an Ornament: Public School Buildings in Michigan*, was completed by Icon architecture, inc. of Boston, MA. The report explains the developmental history of Michigan's school buildings including their styles and types and the architects associated with them. Historic schools are recognized as one of the nation's most threatened historic resources. This history, will provide information that can be helpful in deciding the fate historic school buildings; whether they should be updated and continue in use as schools or sold and rehabilitated for a new use.

US 12 Named a Heritage Route

The Michigan Department of Transportation designated 209 miles of US-12 from Detroit to New Buffalo a Historic Heritage Route in May 2004. Also known as the Saulk Trail, the Chicago Road, and Michigan Avenue, the route passes through eight Michigan counties on its way to Chicago. It is one of the oldest transportation routes in the state, first serving as the major east-west corridor for Native Americans. In the 1820s it became a Military Road and then the primary entry road for the massive wave of settlers that entered the state after 1830. The designation will assist communities in developing a heritage tourism plan for the corridor. A video entitled *Mocassins to*

Main Street developed with enhancement grant funds will soon be released to promote the heritage route.

The Planning Process

The purpose of this plan is to provide a framework for the preservation activities of state and local agencies, preservation organizations, and the non-profit, public, and private sectors. This plan will serve to direct historic preservation in the state of Michigan for a five-year period from 2006 through 2010.

Methodology

Though budget constraints limited the ability to conduct preservation specific forums in preparation for this plan, historic preservation has been included as a topic of discussion in an above average number of statewide planning initiatives over the past three years. These initiatives have involved local citizens, state agencies, and non-profits and have specifically addressed how historic preservation can contribute to community revitalization, economic development, and the creation of a new land use paradigm in Michigan. Examples include:

- The Department of History, Arts and Libraries (HAL) was a participating member in the Governor's Michigan Land Use Leadership Council (MLULC) in 2002. The MLULC's final report included a number of recommendations for the inclusion of historic preservation as a sound land use policy for Michigan.
- The creation of the Cool Cities Initiative, an economic revitalization program that refocuses state resources to Michigan's downtowns. The State Historic Preservation Office (SHPO) staff participated at the program planning level and continues to be actively involved. Cool Cities is a grassroots driven program and dozens of site visits and workshops were held in local communities to discuss the initiative with local stakeholders. Historic preservation continues to be a prominent topic in Cool Cities discussions.
- The Michigan Department of Transportation's efforts to develop a policy on context sensitive design for transportation projects. Planning teams included representatives from the private and public sector and one committee was dedicated to discussions of community development and historic preservation.
- The Department of History Arts and Libraries worked with representatives from arts and culture-related organizations to develop a cultural economic development strategy for the state. Historic preservation is a key component of the strategy.
- The National Trust for Historic Preservation brought together the wide range of preservation organizations that exist in the city of Detroit in an effort to develop a coalition that can work collaboratively and have a stronger voice about the role historic preservation can play in the city's revitalization effort.
- For the first time in its history, the Michigan Historic Preservation Network (MHPN), Michigan's statewide preservation non-profit, has had a field representative on staff. For the past two years, the field representative has worked with communities across Michigan and shared their concerns with the preservation community.

In addition the State Historic Preservation Office (SHPO) developed a written survey in December of 2004 and included it in all correspondence mailed from the SHPO office for four month period. The survey was also distributed at workshops and at the annual conference of the Michigan Historic Preservation Network in April 2005. The response from this effort was minimal. As a result, the survey was revised in late spring of 2005 and an e-mail list of over 500 stakeholders was developed using information gathered from internet websites. Stakeholders included board members from organizations such as the Michigan Association of Planners, the Michigan Association of Realtors, Michigan Downtowns Association, Michigan Economic Development Association, Detroit Historic Neighborhood Coalition, Michigan Historic Preservation Network and the Michigan Metropolitan Planning Council as well as attendees from historic preservation workshops held in 2005, Cool City Initiative participants, historic district commissioners, and others. In addition to the stakeholders list, the revised survey was also sent out over a 250-

member historic preservation list serve and the Michigan Main Street list serve. An interactive version of the survey was placed on the SHPO website to facilitate response. Within a two-week period over 150 responses were received.

SHPO staff used the information obtained through participation in the statewide planning initiatives and the survey responses to assess the goals of the last planning cycle, identify new threats and opportunities for historic preservation, and to determine the goals for the next five years. A draft plan was submitted to a list of stakeholders for review and comment.

Implementation

The plan will be posted on the State Historic Preservation Office website at www.michigan.gov/shpo. Notification of the completed of plan will be e-mailed to the same 850 contacts used for the public participation survey. Hard copies of the plan will be distributed upon request.

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